

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Susan Dubberley
FROM:	WSCC – Highways Authority
DATE:	10 July 2026
LOCATION:	Byanda Brighton Road Hassocks BN6 9LX
SUBJECT:	DM/26/0732 Discharge of planning conditions 5, 9,14,15,21 and 28 relating to planning approval DM/23/0002.
RECOMMENDATION:	More Information

West Sussex County Council, in its capacity as Local Highway Authority (LHA), have been re-consulted on discharge of condition 9 (Construction Management Plan) of approval DM/23/0002 (60 bed care home). In comments dated 30 April 2026 the LHA requested more information in the form of Construction Management Plan document.

- **the anticipated number, frequency and types of vehicles used during construction,**

The applicant was asked to outline smaller contractor/articulated vehicle numbers in addition to the estimated 20 daily two-way rigid lorry movements.

The CMP now states that no more than 6 construction vehicles as a maximum expected to the site per day (12 x two-way movements) but this does not appear to account for contractor/van vehicle movements.

It is stated that majority of deliveries would be by large tipper and 7.5 tonne vehicle. Swept path tracking for a tipper only is shown and thus it is presumed no vehicle larger than this is proposed to serve construction phase of site. Tracking for large tipper only shows entry from north and leaving to south yet routing details state vehicles can arrive/leave in either direction and thus tracking for thus (and any larger construction vehicle required) both to/from south/north should be provided to ensure this can manoeuvre the access with A273.

- **the method of access and routing of vehicles during construction,**

Para. 1.15 and 6.6 states HGVs will not be permitted to idle/wait on Eastbourne Road – presumed this is meant to state Brighton Road (A273).

A banksman will supervise all vehicle movements to ensure highway, pedestrian and cyclist safety.

The strategic road network as indicated in Lorry Route Network for West Sussex will be followed. Fig. 5.2 shows wider routing from north using A23 and A273 and route from south using A27/A23/A273.

It is stated that the access works will be undertaken first including widening of access road to accommodate HGVs. Applicant is reminded of need for s278 agreement/technical approval for access works where these join with A273, as per original planning permission. It does not appear that a road agreement/ technical approval has yet been applied for these highway works, applicant should clarify.

- **the parking of vehicles by site operatives and visitors,**

Parking to be on-site not on Brighton Road – parking and idling on A273 prohibited. The site set up/ compound plan does not show areas for on-site contractor parking – no indication of contractor numbers/day have been provided to justify any parking area proposed.

- **the loading and unloading of plant, materials and waste,**

Site set up plan shows tipper lorry can unload/load on site and turn within the site.

- **the storage of plant and materials used in construction of the development,**

This is shown on the site set up/ compound plan.

• the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

Commitment to wheel washing and this is shown at the site access gates on the set up/compound plan. Para. 6.11 again refers to A22 Eastbourne Road which is incorrect.

No hoardings or skips will need to be placed along the highway boundary.

4.7 - When delivery vehicles are entering the site, specifically when southbound vehicles turning left into the site access crossing northbound traffic, Traffic Marshalls will be present with 'STOP' signs to stop cars temporarily to allow the vehicle to safely pass into the site; (or similar approved method) – The applicant should contact WSCC Area Office as per below informative on whether approval/licence required for this temporary traffic management on the public highway.

Highway Condition Survey will be undertaken prior to works commencing and after completion to identify whether any repairs on highway required as result of construction vehicle activity – this should be agreed with WSCC Area Office as per attached informative.

Conclusion

Also note several mentions of travelling show people homes within the CMP, yet this application is for care home so presumed this is typo errors.

The following additional information is required:

- Indication of contractor/van vehicle movements per day.
- Swept path tracking for largest vehicle anticipated to include travel from/to north and south.
- Clarify if road agreement applied for access widening as approved under DM/23/0002.
- On site contractor parking areas should be shown on the plan with justification for number spaces.

Please ask applicant for these updates to the CMP and re-consult.

INFORMATIVE

The applicant is advised that the erection of temporary directional signage and traffic management works on the public highway should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

INFORMATIVE

The applicant is advised that the highway condition report should be shared with the WSCC Highway Area Manager (01243 642105) prior to commencement and that a joint inspection should be undertaken upon completion by WSCC and developer to identify whether any deterioration of the local road network has taken place as a result of the demolition/construction works.

Katie Kurek
West Sussex County Council – Planning Services